



Larksfield Road, Stroud GL5 3PL
Offers In The Region Of £270,000



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- Two-bedroom semi-detached bungalow
- Elevated position with views across Stroud and Selsley
- Enclosed rear garden backing onto a field
- No onward chain
- Potential rental income of £900 pcm
- Tax Band C: £1,781.71 per annum
- EPC rating C70



Regent House, 1 Bath Road, Stonehouse, GL10 2JD

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www.naylorpowell.com

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Accommodation

A spacious entrance hall welcomes you into this property and provides doors to the accommodation. To the right of the property, is the spacious living room. Boasting panoramic views from Selsley Common to Rodborough Common as well as an electric fireplace, the living room is truly the heart of the home. Towards the rear of the property, the kitchen can be found. Comprising matching wall and base units, an oven, sink and further space for appliances. The kitchen is light and airy, offering dual aspect windows and a door to the porch leading to the garden. To the left-hand side of the property, are the two double bedrooms. Both bedrooms boast views, with bedroom one also having built in wardrobes. The property is serviced by the bathroom that comprises bath with electric shower over, WC, sink and window to the rear elevation. This home has multiple storage cupboards and is fully double glazed.

Outside

To the front of the property is the first of the gardens, laid to lawn with a singular tree in the centre. There is ample off-road parking for several vehicles and access to the single garage. The rear garden boasts an area of patio, perfect for alfresco dining, and is mostly laid to lawn. There is a useful shed and a low-level fence to the rear. Behind the garden is an agricultural style field with views behind it.

Location

The property is located near to many local amenities that include the well-regarded Rodborough Community Primary School and Gastrells School, local supermarkets such as Aldi and Sainsbury's. A wider range of facilities are available in nearby Stroud approximately a mile distant to include several state and private schools, restaurants and public houses, an award-winning weekly farmers market, leisure, and sports centre and a main line railway station with intercity services. There is also a nearby cycle path to both Nailsworth and Stroud as well as lovely local walks.

Tenure, Services and Local Authority

Freehold.

All mains' services are believed to be connected to the property.

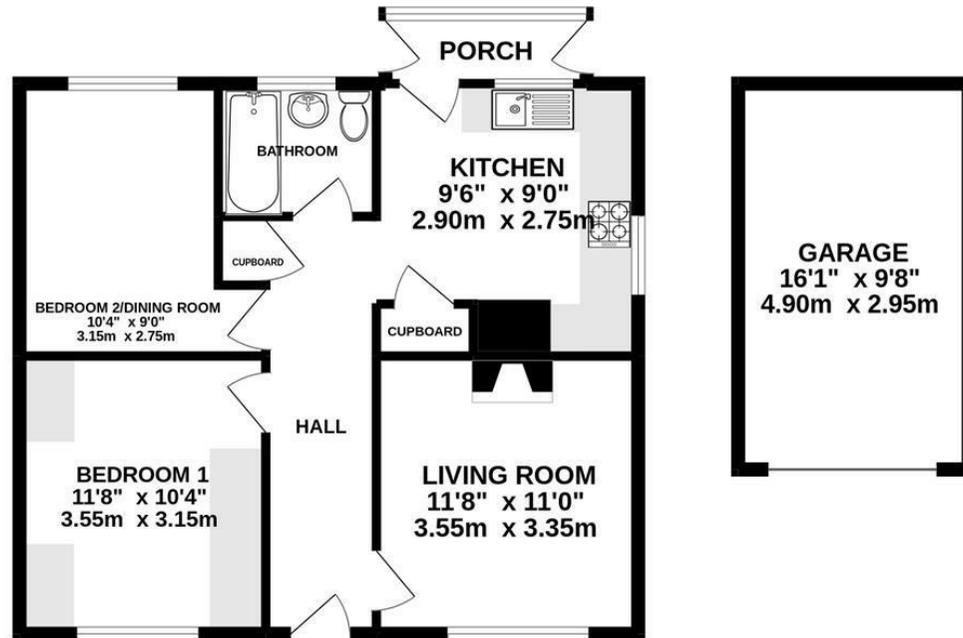
Stroud District Council. Tax Band C: £1,781.71 per annum (2022/2023).

Directions

From our office in Stonehouse, turn left onto the Bath Road. At the Horse Trough roundabout take the second exit onto the A419 and at the next roundabout take the first exit to stay on this road. At the next roundabout take the third exit onto Dudbridge Hill and turn left onto Kitesnest Lane and take the third right onto Larksfield Road. The property will be found on the left-hand side with our "For Sale" board outside.



GROUND FLOOR
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 763 sq.ft. (70.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

